



**10A The Butts, Chippenham, SN15 3JT**

**£135,000**

A two bedroom maisonette within walking distance to the town centre. The accommodation on offer briefly comprises: Entrance, living room, kitchen, two bedrooms and bathroom. Small courtyard. Further benefits include double glazing and electric under floor heating to most rooms. A fabulous opportunity for either investor or first time buyer.



### Entrance



Front door leads into entrance with stair case to first floor, double glazed window to side.

### Living Room / Diner 16'06" x 10'07" Max (5.03 x 3.23 Max)



Double glazed window, fireplace and electric under floor heating.



### Kitchen 7'02" x 6'07" (2.18 x 2.01)



Double glazed window, work tops with cupboards and drawers under and over, inset electric hob with cooker hood, fitted electric oven, plumbing and space for washing machine, space for fridge/freezer.

### Bedroom One 10'09" x 8'08" (3.28 x 2.64)



Double glazed window, under floor heating.

### Inner Hallway

Door to bedroom two, built in cupboard housing hot tank.



## Bedroom Two 10'09" x 7'09" (3.28 x 2.36)



Double glazed windows to both front and side, under floor heating, access to loft with drop down ladder.

## Bathroom



Double glazed window 'P' shaped bath with over bath shower, hand basin, W.C.

## Outside



## Small Courtyard

Small courtyard, built in shed providing useful storage.

## Tenure

GOV.UK advise Leasehold

Length of Lease: 125 Years from Oct 1988

Maintenance Charges: Approx £200.00 / yr to Gr Sq

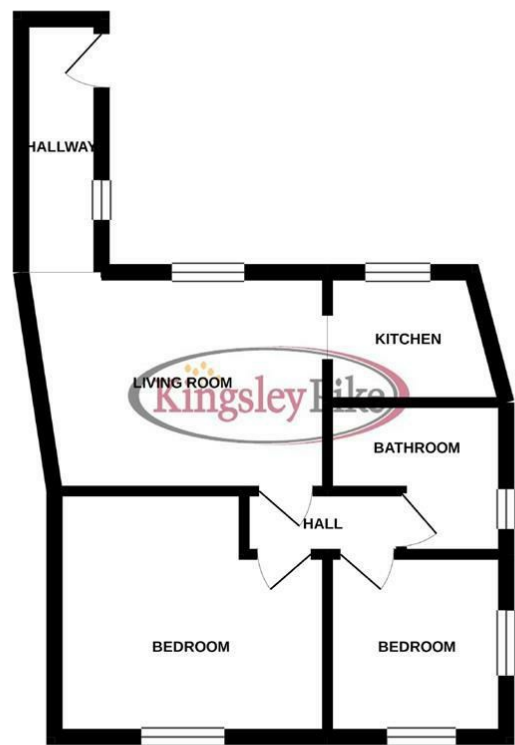
Ground Rent: £10 / Year

## Council Tax Band

GOV.UK advise Band A

Floor Plan

FLOOR NAME

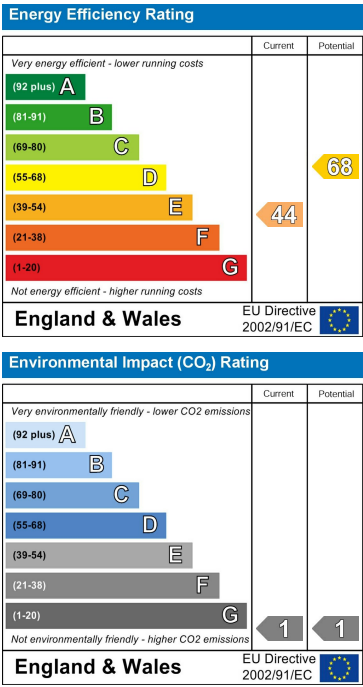


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metapix (2022)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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